

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WELL PRESENTED FIRST FLOOR APARTMENT IN A CHARACTER BUILDING ON THE WESTERN SLOPES OF THE MALVERN HILLS OFFERING SPACIOUS ACCOMMODATION OPEN PLAN LIVING ROOM WITH DINING AREA AND KITCHEN, TWO BEDROOMS (ONE EN-SUITE), BATHROOM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING FOR TWO VEHICLES AND COMMUNAL GARDENS. EPC "C"

4 Royal Well Court - Guide Price £169,950

West Malvern Road, Malvern, WR14 4EW



4 Royal Well Court

Location & Description

This is an ideal opportunity to purchase a charming character first floor apartment in a building situated on the upper western slopes of the Malvern Hills served by a bus route and being within approximately one and a half miles from the village of Colwall, which has local shops, inns, schools and a mainline railway station.

The centre of Great Malvern is about two miles distant and has a wider range of shops, post office, restaurants and Waitrose supermarket. Malvern, as well as being famous for its range of hills, is also renowned for its theatre complex with concert hall and cinema, together with having sporting facilities of the Splash Leisure Centre and Manor Park sports club.

Transport communications are excellent with two mainline railway stations at both Malvern and Colwall providing access to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 8 miles distant and brings the Midlands and most parts of the country within a convenient commuting time.

Property Description

Royal Well Court is a development of considerable character and history, having been formally constructed in 1905 for the production of Malvern water and then latterly as a brewery. The building was converted around 1998 into nine dwellings with six apartments in the tower building. Number 4 is a spacious and well proportioned apartment. Properties of this nature rarely come onto the market and the agent strongly recommends an early inspection to appreciate the size of its interior, its layout and of course its superb location where there is direct access close by straight onto the hills.

The accommodation in detail comprises;

Main entrance door

Communal Reception Hall

Radiator, inset ceiling lights, stairs to first floor landing, door to

Reception Hall

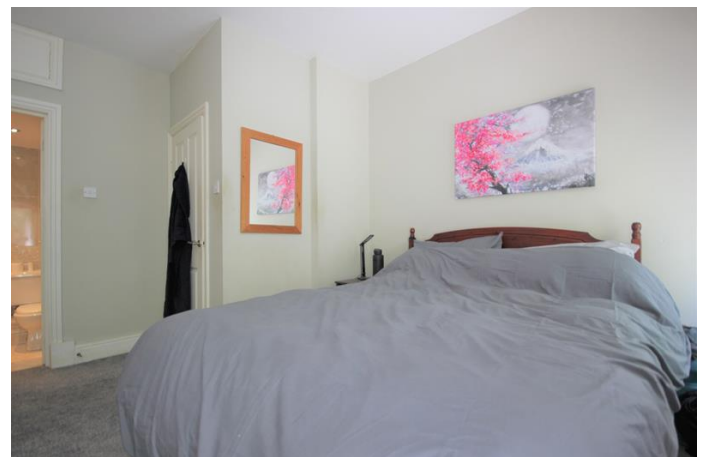
Carpet, radiator, feature circular illuminated display recess. Built in cloaks/storage cupboard. Doors to all rooms and open to

Living Room/Dining/Kitchen 6.09m (19ft 8in) x 5.14m (16ft 7in)

and 6.85 max (22' 6") into kitchen recess.

Living Room/Dining Area

Carpet, two radiators, TV point, Sky cabling, three wall lights, inset ceiling lights and dimmer switches. Built in cupboard housing Worcester Bosch gas fired boiler and double glazed doors opening to Juliet balcony.





Kitchen Area

Slate effect floor, spotlights and tiled splashback. Fitted with a range of units having single drainer one and a half bowl stainless steel sink with mixer tap and cupboard under. Further base cupboards and drawers with work surfaces over. Stoves New Home **COOKER** with eight ring gas **HOB**, fan assisted and conventional **OVENS** with **GRILL**, stainless steel cooker hood, wall mounted cupboards with lighting under, plumbing for washing machine, **AEG DISHWASHER**, integrated **FRIDGE** and **FREEZER**

Bedroom 1 3.92m (12ft 8in) x 3.77m (12ft 2in)

Carpet, two radiators, insert ceiling lights, TV point, high level storage cupboard. Door opening to

En-Suite Bathroom 1.94m (6ft 3in) x 1.91m (6ft 2in)

Tiled walls and tiled floors. White suite with bath having mixer tap and shower attachment, pedestal wash hand basin, low level WC, inset ceiling lights, extractor, shaver point, upright ladder style radiator

Bedroom 2 3.72m (12ft) x 2.76m (8ft 11in)

Carpet, radiator, double glazed doors to footbridge and steps leading to the rear garden and with a pathway providing access around to the front of the building.

Bathroom 1.80m (5ft 10in) x 2.17m (7ft)

Tiled walls and tiled floor. White suite with bath having mixer tap and shower attachment, pedestal wash hand basin, low level WC, inset ceiling lights, extractor, shaver point, upright ladder style radiator

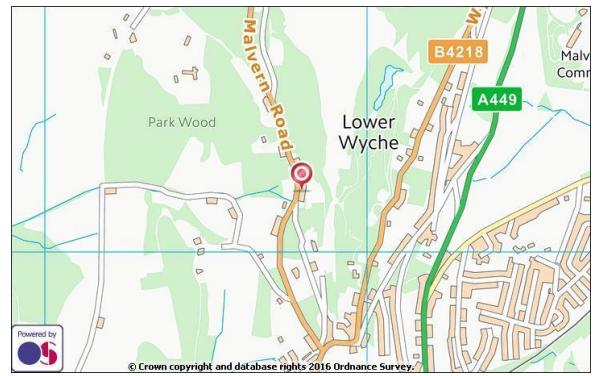
Outside

The shared hillside grounds have a paved sitting area and a further timber decked terrace for communal use and are interspersed with an established variety of numerous shrubs and trees. Opposite Royal Well Court is a private car parking area where apartment 4 has two allocated spaces. There is also visitor parking. Adjacent to the car park there is a further large area of hillside garden that belongs to Royal Well Court.



Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. After approximately quarter of a mile from the centre of Great Malvern take the first turn to the right (signed Colwall) into Wyche Road. Follow this road to the top of and through the Wyche Cutting. Then almost immediately take the second turning on the right into West Malvern Road. Continue for about a quarter of a mile and Royal Well Court will be seen on the right hand side. Opposite the building and identified by the agent's For Sale board is the car park. On entering bear around to the right and the visitor parking is in the left hand corner.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) that the property is leasehold on a 999 year lease from June 1998. The owner of number 4 has a one ninth share of Royal Well Court Management Company which owns the freehold of the building. There is a service charge of £200.00 per month which covers the cost of the running and maintenance of the building and grounds, management fees and buildings insurance.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

Strictly by appointment through the Agent's Malvern office. (01684 892809).

Council Tax

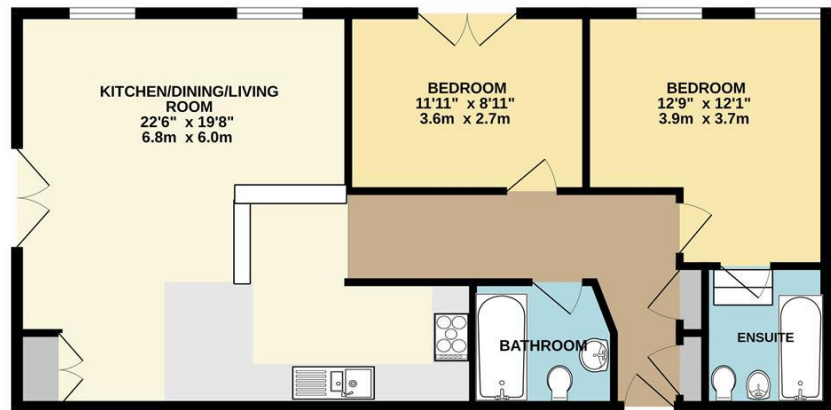
COUNCIL TAX BAND C

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (79).

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 02024

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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